

California Farmland Conservancy Program

Request for Grant Applications

--INTERNET WEBSITE EDITION --



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Division of Land Resource Protection
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Sacramento, CA 95814*

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Governor

Resources Agency
Mary Nichols,
Secretary for Resources

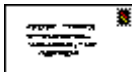
Department of Conservation
Darryl Young,
Director

All applications submitted after publication date of this Request for Grant Applications must conform to the requirements of this edition, until a subsequent edition is released.

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**View the CFCP's website for any updates:
www.consrv.ca.gov/dlrp/cfc**



*Please help us ensure that our **mailing list** is accurate;
notify us of name and address changes at the addresses above.*



DEPARTMENT OF CONSERVATION
STATE OF CALIFORNIA

DIVISION OF
LAND RESOURCE
PROTECTION

■ ■ ■

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■ ■ ■

GRAY DAVIS
GOVERNOR

November 15, 2001

Dear Potential Applicant:

The Department of Conservation (Department) is pleased to announce the availability of grant funding under the California Farmland Conservancy Program (CFCP).

The CFCP continues to provide grants that support the efforts of nonprofit organizations, local governments, and Resource Conservation Districts to conserve agricultural land through the voluntary acquisition of agricultural conservation easements. In addition to grants for agricultural conservation easements, the CFCP is authorized to utilize up to ten percent of available grant funds to support land improvement work on easement protected lands and policy planning efforts in support of agricultural land conservation.

Due to the voter approval of Proposition 12 in March 2000, another \$25 million is available for CFCP grant projects. For fiscal year 2001-02, the Legislature has budgeted \$6.5 million. No minimum or maximum individual grant amounts have been established. I encourage you to carefully review this Grant Application, which provides complete information and instructions for submitting a proposal.

The Department of Conservation looks forward to working with applicants in developing projects that will conserve California's vital agricultural land resources. For additional information concerning the CFCP, please contact the Department's Division of Land Resource Protection at (916) 324-0850 or by e-mail at cfcf@consrv.ca.gov.

Sincerely,

Erik Vink
Assistant Director
Division of Land Resource Protection

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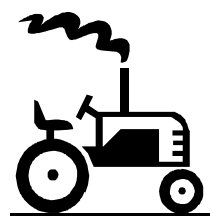
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Applicants' Frequently Asked Questions

How are changes to the Grant Application identified in this edition?

New items are located in the gray shaded boxes. Items which should receive **special**

attention are identified by this graphic.  Applicants should thoroughly review the grant application, as important clarifications may be added to some sections. In particular, review updates to the **appraisal section** on page 2-2, and the new **Easement Project Summary sheet**, page 2-9.

For acquisition grant applications, must a specific parcel and property owner be identified prior to application?

Yes. Applicants must include a letter from the landowner, stating interest in selling the easement, with each grant proposal.

Do Planning/Policy and Land Improvement grants require a resolution of support from local government?

No. However, nonprofits applying for Planning/Policy or Land Improvement grants must still obtain certification from their Boards of Directors that no conflicts of interest exist.

Should a separate application be submitted for each proposed project?

Yes. Applicants may submit more than one application. However, each application must stand independently of other applications. Acquisition projects are considered separate if properties are not held by the same landowner(s). An applicant may include multiple landowners only if the properties are within a specific, contiguous planning unit; each property is described separately; and individual easement values are assigned for each separate property.

Policy/Planning, Land Improvement, and Acquisition grant applications must be submitted separately from one another.

How do I document the goals, objectives, policies, and implementation measures showing long-term commitment to agriculture from the local governments?

Include copies of local policies pertaining to the project area. These local policies may include Right to Farm Ordinances, existing Agricultural Elements of the General Plan, General Plan designations for the project area, and any other local policies pertaining to agricultural preservation in the project area.

What are the matching requirements for CFCP grants?

Acquisition grant projects must include a matching component of at least 5% of the value of the grant, or at least 10% of the value of the easement, or an equivalent combination.

Planning/Policy and Land Improvement projects must include a matching component of at least 5% of the value of the grant.

Does CFCP provide grants for property appraisals?

CFCP provides funding for property appraisals only when the project has been accepted for funding and the cost of an appraisal was approved. (See page 2-2 for more information.)



Chapter 1: Grants

Program Purpose and Authority

The Department of Conservation's California Farmland Conservancy Program provides grants to local governments and qualified nonprofit organizations for:

- voluntary acquisition of conservation easements on agricultural lands that are under pressure of being converted to non-agricultural uses;
- temporary purchase of agricultural lands that are under pressure of being converted to non-agricultural uses, as a phase in the process of placing an agricultural conservation easement;
- restoration of and improvements to agricultural land already under easement; and
- agricultural land conservation planning and policy projects.

The CFCP is designed to work in concert with local planning and zoning strategies to conserve agricultural land. The Program was created by the California Farmland Conservancy Program Act of 1995, contained within Division 10.2 of the Public Resources Code (Sections 10200 to 10277) and the Revenue and Taxation Code (Sections 421.5 and 422.5).¹ Related regulations are located in the California Code of Regulations, Title 14, Division 2, Chapter 6, Sections 3000 through 3015.²

The CFCP is authorized to work throughout California. Within the coastal zone (as defined in Section 30103 of the Public Resources Code) the CFCP works in consultation with the State Coastal Conservancy (Public Resources Code Section 10225).

This Request for Grant Applications details requirements and guidelines for grant application submission. All applications for funding submitted as of the date of this publication should conform to the format of this edition of the Request for Grant Applications until a subsequent edition of the Request for Grant Applications is published.

¹ The Codes are available on the internet at <http://www.leginfo.ca.gov/calaw.html>, or upon request to the Department of Conservation.

² Available on the CFCP website: www.consrv.ca.gov/dlrp/cfcp

Eligible Projects

The CFCP offers four types of grants, described below. Before proceeding with the application process, prospective applicants are encouraged to **contact the CFCP staff** (916-324-0850, or cfcg@consrv.ca.gov), to discuss the preliminary details of the proposal.

1. Agricultural Conservation Easement Acquisition Projects

Agricultural conservation easement projects are considered eligible to be considered for grant funding if they meet the following criteria (Public Resources Code Section 10251):

- The parcel proposed for conservation is expected to continue to be used for, and is large enough to sustain, commercial agricultural production. The land is also in an area that possesses the necessary market, infrastructure, and agricultural support services, and the surrounding parcel sizes and land uses will support long-term commercial agricultural production.
- The applicable city or county has a general plan which demonstrates a long-term commitment to agricultural land conservation. This commitment shall be reflected in the goals, objectives, policies, and implementation measures of the plan, as they relate to the area of the county or city where the easement acquisition is proposed.
- The grant proposal is consistent with the city or county general plan, and the governing body of the city or county, by resolution, approves the grant proposal. (Properties within a city's Sphere of Influence must acquire resolutions of approval from both the County and City.)
- Without conservation, the land proposed for protection is likely to be converted to non-agricultural use in the foreseeable future.

2. Temporary Fee Title Acquisition Projects

In addition to agricultural conservation easements, grant funds may be used in certain cases to obtain temporary fee title (full purchase of title) to agricultural lands. In such cases, the following conditions must be met:

- A grant recipient must agree, upon acquisition of the property, to treat the property as encumbered with an agricultural conservation easement subject to Public Resources Code Section 10262 (Public Resources Code Section 10239(a)).
- The grant recipient must sell the fee title subject to an agricultural conservation easement to a private landowner within three years of the acquisition of the fee title (Public Resources Code Section 10239(b)).
- The grant recipient must reimburse the CFCP Fund by an amount equal to the fair market value of the land less the value of the easement and associated transaction costs within 30 days after the sale of the restricted fee title (Public Resources Code Section 10239(c)).

3. Policy/Planning Projects

Grant funds may also be available for policy and planning projects related to agricultural land conservation and the utilization of agricultural conservation.

Projects might include, for example:

- development of strategies using agricultural conservation easements as a local mitigation for agricultural land conversion,
- the delineation of agricultural lands with the greatest local priorities for conservation, or
- community consensus-building to develop a strategy for agricultural land preservation.

Up to ten percent of total available grant funds may be applied toward land improvement and policy/planning grants combined (Public Resources Code Section 10230(b)).

4. Land Improvement Projects

Land improvement grants are intended for lands protected by agricultural conservation easements. Projects should enhance the agricultural value of the land, and promote its long-term sustainable agricultural use. Projects might include:

- invasive weed abatement,
- construction of sediment retention ponds, or
- erosion buffer strips in riparian areas.

Up to ten percent of total available grant funds may be applied toward land improvement and policy/planning purposes combined (Public Resources Code Section 10230 (b)).

Ineligible Projects

Projects are considered ineligible if they fail to meet any of the eligibility criteria described in the appropriate category of **Eligible Projects**, or if any of the following apply:

- The local government applicant has acquired, or proposes to acquire, the agricultural conservation easement through the use of *eminent domain*, unless requested by the owner of the land (Public Resources Code Section 10232).
- The proposed agricultural conservation easement *would restrict agricultural husbandry practices* (as defined in Public Resources Code Section 10218) on the land (Public Resources Code Section 10238).
- The applicant and seller of the agricultural conservation easement do not agree to restrict the use of the land in perpetuity (Public Resources Code Section 10237).
- The proposed easement is part of a local government's condition placed upon the issuance of an entitlement for use of a specific property (Public Resources Code Section 10243).
- Clear title to the agricultural conservation easement cannot be conveyed (Public Resources Code Section 10264(b)).

Eligible Applicants

The CFCP may award grants to local governments and private nonprofit (501(c)3) organizations which have among their defined purposes the conservation of agricultural lands.

Eligible governmental organizations include:

- cities,
- counties,
- resource conservation districts,
- regional park or open-space *districts* or regional park or open-space *authorities* that have the conservation of farmland among their stated purposes

For complete eligibility and application requirements for **nonprofits**, see Chapter 4 (page 4-2).





Chapter 2. Applying for Easement Grants

Easement acquisition grants include both agricultural conservation **easements**, and **temporary fee title** acquisitions.

A. EASEMENT GRANT GENERAL INFORMATION

Grant Award Levels. There are no minimum or maximum levels of funding for individual grants.

Matching Contributions. Each application for a grant pursuant to the CFCP shall contain a ***matching component of not less than 5 percent of the value of the grant or a donation of not less than 10 percent of the value of the agricultural easement***, or an equivalent combination thereof (Public Resources Code Section 10233). Grant applications will be evaluated, in part, based on the amount of matching funds and in-kind services provided by local government (Public Resources Code Section 10252(j)). Matching funds may be provided directly by the applicant, or from other funding sources (e.g., other grant funds, local government contributions, or donations of easement value by the landowner of the subject property).

Partnership Agreements. The CFCP strongly encourages project applicants to develop partnership agreements with interested parties that can pool available resources to implement the project. Additional priority may be given to those proposed projects that are developed in conjunction with such partners.



However, if an applicant or agent of an applicant seeks to receive financial compensation for representing a landowner in an easement transaction, applicants should disclose this relationship. Such arrangements directly affect the potential for a donation in value by the landowner, therefore impacting the overall cost effectiveness of an easement proposal.



Overlapping Easements. Land protected by a CFCP easement is expected to remain in agricultural production (Public Resources Code Section 10251(a)). In order to maintain agricultural viability and protect the flexibility required to maintain permanent agriculture, the legislature has specifically prohibited restrictions on agricultural husbandry practices within CFCP-funded easements, (Public Resources Code Section 10238). CFCP-funded easements also specify that any subsequent easements layered over the CFCP easement may not restrict agricultural husbandry practices or otherwise conflict with CFCP-funded easements, in order to maintain maximum agricultural viability.

Appraisals

The grant applicant must select and retain an independent, certified appraiser to appraise the project property. The appraiser must use the “before and after” method of valuation, calculating the difference between the fair market value and the restricted value (Public Resources Code Section 10260). This is effectively two appraisals: one of the current market value without restriction, and the second of the diminished value as though encumbered by an agricultural conservation easement. Applicants are encouraged to contact CFCP’s review appraiser with any questions.

Applicants must provide the appraiser with a complete **preliminary title report** prior to initiating the appraisal. A copy of the preliminary title report must also be submitted with the application.



Applicants are strongly encouraged to **thoroughly** discuss the **restrictions and permitted uses** of the proposed easement with the appraiser **early** in the appraisal process. Major issues (e.g., reserved homesites) must be confirmed prior to the appraisal, as they will likely affect easement valuation. *Subsequent changes to restrictions or permitted uses may necessitate an update to the appraisal.*

Applicants are strongly encouraged to include a current easement appraisal with the grant application. Approval for grant funding may be delayed until such an appraisal has been completed. A complete appraisal must be submitted to the Department and approved before grant funds may be released.

Funds granted will not exceed the appraised fair market value of the easement, or the approved grant amount, whichever is less.
In no situation shall the easement

purchase price be greater than the appraised fair market value.



The appraisal is subject to review by the Department or the Department’s designee. The Department may fund appraisal costs incurred prior to execution of the grant agreement only if the project is approved for funding and if the appraisal costs are sought in the grant application.

If a landowner seeks tax benefits from the Internal Revenue Service in return for charitable donation of an easement or portion thereof, the timing of the easement appraisal is critical. See a tax attorney or accountant for more information.

- Applicants should advise appraisers and landowners that **appraisals may be subject to disclosure** under the **Public Records Act** (Chapter 3.5 of Division 7 of Title 1 of the Government Code, commencing with Section 6250).
- If a significant amount of time (6 months or more) transpires between the certification date of the appraisal and the submission of the grant application, applicants may be required to obtain a **letter of certification** from the **appraiser**, stating that the easement value has not diminished since the appraisal was conducted.

Use-Based IRS Deductions. If the property proposed for an easement has already been valued and restricted according to a use-based formula (for example, Internal Revenue Code 2032A), describe the parcels affected, the timeline, and restrictions. *This “special use valuation” and qualified IRS deduction may affect easement valuation.*



Model Agricultural Conservation Easement.

Please note that CFCP has developed a **model agricultural conservation easement** which is updated periodically. The model easement is available on the CFCP website.

Grant applicants and recipients are encouraged to utilize the model agricultural conservation easement to the extent possible when discussing the restrictions with landowners and appraisers, in order to *expedite the easement negotiation process* and *ensure an accurate appraisal*.

Mortgage and Lien Subordination.

For successful projects, CFCP requires documentation of subordination of any liens or other financial encumbrances on the property. It is possible that the lender may charge a fee to provide the subordination. Applicants are encouraged to consult lenders early regarding subordination practices. Note: subordination fees may be eligible for CFCP funding if requested in the grant application.

Potential Termination of Easements.

Twenty-five or more years from the date of sale of a perpetual agricultural conservation easement, the landowner may make a request to the CFCP that the easement be reviewed for possible termination (see Public Resources Code Section 10270 through 10277). However, an easement may, at the request of the landowner, establish provisions that are more restrictive than those restrictions prescribed by the CFCP, except as provided in Public Resources Code Section 10238 (restrictions on agricultural husbandry practices¹ may not be applied to properties restricted by CFCP-funded easements; Public Resources Code 10262.1). Therefore, if a landowner so chooses, the easement could waive the

¹ As defined in Public Resources Code Section 10218.

option for administrative review and potential termination after 25 years.



Potential Publicity.

CFCP encourages applicants to inform landowners that a successful grant application may result in publicity. Because CFCP funds are public, the landowner's name and the amount of the grant may be publicly disclosed.

Selection Criteria. Applications will be evaluated according to:²

- the quality and extent to which the application satisfies the questions asked in the *Project Specification* (beginning on page 2-4),
- the amount of matching funds and in-kind services, and
- the cost-effectiveness of the easement price, considering any donations of value by the landowner or funding from other sources, in comparison to the actual easement value.

² See Public Resources Code Section 10252 and California Code of Regulations Title 14, Division 2, Chapter 6, Section 3012 for complete text of selection criteria.

B. EASEMENT GRANT APPLICATION: What to Submit

Easement grant applications include the following elements:

1. CFCP Grant Application Component Checklist (see page 4-3)
2. CFCP Grant Application Cover Sheet (see page 4-4)
3. Executive Summary
4. Project Summary Sheet (page 2-9)
5. Project Specification
6. Project Implementation Schedule (see also page 4-5)
7. Project Budget
8. Project Monitoring Plan
9. Public Notice Documentation
10. Local government resolution in support of project (see page 2-8)
11. Project location maps (Sphere of Influence, regional and site specific)
12. Letter of interest from landowner and any completed purchase-sale agreement
13. Letters of support from cooperating entities
14. Aerial photographs of properties over 640 acres, or which include diverse terrain
15. Appraisal (see page 2-2)
16. Preliminary Title Report (see page 2-2)
17. Relevant portions of General Plan

(Nonprofits submit additional documents -- see pages 4-2)

Items 3, 5 through 10, and 17 are described below. Items 15 and 16 are described on page 2-2.

Executive Summary

This section should provide a brief but thorough description of:

- the proposed project and its scope (including the specific location, number of acres involved, and type of land use (e.g., irrigated row crops, dry land grazing, etc.),
- an *explanation* of the potential or actual development pressure that may be impacting the site and surrounding areas, and
- whether the landowner must meet any critical deadlines for concluding the transaction.

The Executive Summary should not exceed **one page** in length.

Project Specification

This section should be used to explain attributes of the proposed project, the applicant's capabilities, and local government policies and actions that are relevant to the goals of the CFCP. This section shall not exceed **six pages**. *Please answer the following questions, maintaining the lettering format below.*

- a. Is the parcel proposed for conservation expected to continue to be used for, and is it large enough to sustain, commercial agricultural production? Is the land also in an area that possesses the necessary market, infrastructure, and agricultural support services? (What agricultural infrastructure exists on the property? Describe irrigation systems, permanent crops, agricultural employee housing, other housing, agricultural buildings and facilities.) Are the surrounding parcel sizes and land uses likely to support long-term commercial agricultural production? How does subject property's size compare to typical agricultural operations in the vicinity?

- b. Without conservation, is the land proposed for protection likely to be converted to non-agricultural use in the foreseeable future? Provide any direct evidence supporting this forecast.
- c. What is the quality of the agricultural land based upon soil survey, Farmland Mapping and Monitoring Program, or other measures? Are there soil, climate, or vegetative factors that are particularly significant for this property? (FMMP maps are available for viewing on FMMP's website: www.consrv.ca.gov/dlrp/fmmp)
- d. Are there secondary natural resource considerations associated with this proposal, including such issues as open space preservation, wetland protection, or wildlife habitat conservation?
- e. Is there coordination among affected landowners, local governments, and non-profit organizations concerning this proposed project as well as other local agricultural land conservation activities? (Please include written support from any entities who are affected by the project.)
- f. Are there any innovative agricultural land conservation approaches that would be utilized in this project that might have application to other regions of the state?
- g. Is there evidence that, by acquiring an agricultural conservation easement on the proposed project, development pressures on neighboring agricultural lands will be reduced?
- h. How do the general plan and other land use policies of the affected city or county demonstrate a long-term commitment to agricultural land conservation in general, and this proposal specifically?³ Include documentation of referenced General Plan and other local governmental policies.
- i. Is the proposed project currently within a Williamson Act Agricultural Preserve? Is the property currently under a Williamson Act contract or in a Farmland Security Zone? If so, how does this status impact the timeframe for future conversion from agricultural use?
- j. Is the proposed project within two miles of a city's established Sphere of Influence? (Please provide a map delineating project's location in relation to Sphere of Influence.)
- k. What are the fiscal and technical capabilities of the applicant to carry out this project? (Technical capability may be demonstrated by agricultural land conservation expertise on the governing board or staff of the applicant, or through partnership with an organization that has that expertise.)

³ Including: Policies of the local agency formation commission; California Environmental Quality Act policies and procedures; the existence of active local agricultural land conservancies or trusts; the use of an effective right-to-farm ordinance; applied strategies for the economic support and enhancement of agricultural enterprise (e.g., water policies, public education, marketing support, and consumer recreational incentives); and other relevant policies and programs. (Public Resources Code Section 10252(c)).

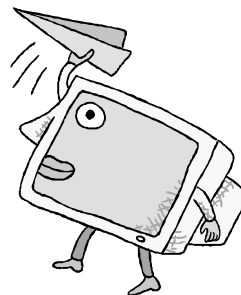
CFCP Website Resources

The CFCP website, www.conservation.ca.gov/dlrp/cfcf, provides a number of forms and sample documents in PDF and/or Microsoft Word 97 format. Documents available for download include:

- CFCP standard grant agreement
- CFCP model conservation easement language

Application components:

- Application Checklist
- Application cover sheet
- Project Summary Sheet
- Implementation Schedule
- Budget Page
- Sample local government resolution of support



Project Implementation Schedule

This section should be used to explain the anticipated completion date for the proposed project, as well as any issues on which the project timing will hinge, including the timeframe of a willing seller to complete a transaction, identification of local cost share funding, and completion of an appraisal of the subject property. *Please use the Implementation Schedule format (page 4-5), and attach any necessary explanation, not to exceed one page.*

Project Monitoring

Regular monitoring of properties under easement is necessary to ensure compliance with the terms of the easement. The CFCP requires an annual report from the holder of the easement, certifying that the conditions of the easement are being upheld. The monitoring component of the application, not to exceed **two pages**, shall describe how the proposed project will be monitored following its completion, including:

- establishment of baseline information,
- frequency of monitoring,
- who will be responsible for monitoring,
- how monitoring documents are archived, and
- the budget available for monitoring and any necessary enforcement.

Project Budget

This section should identify the total estimated project costs (pending an appraisal for final figures), *using the budget table format provided on page 2-10*. The total estimated cost should be broken down to clearly delineate funds being requested from the CFCP, commitments of funding from all other sources (both proposed and actual), as well as contributions in the form of donations of easement value on the part of a willing seller of an agricultural conservation easement.

Associated staff costs directly related to the project may be eligible for reimbursement if the costs:

- (1) are approved as part of the application,
- (2) occur after execution of the grant agreement,
- (3) occur during the time period of the written grant agreement, and
- (4) include rates comparable to those of a comparable state employee.



Subcontractors already identified by the applicant should be listed in the proposed budget, along with the subcontractors' rates. Subcontractors added or identified after the grant application is approved must be selected through a documented competitive bid process. See page 5-2 for more information.

See the list of costs eligible and ineligible for CFCP funding below.

Eligible Costs for Easement Projects include, but are not necessarily limited to:	Ineligible Costs include, but are not necessarily limited to:
<ol style="list-style-type: none"> 1. Easement purchase costs 2. Other costs incidental to the acquisition, at the Department's option, including but not limited to appraisals, preliminary title reports, escrow fees, title insurance fees, costs associated with subordination of pre-existing mortgages or liens, and property surveying costs. <i>Payment of these costs shall not exceed 10 percent of the value of the easement for which the costs were incurred (Public Resources Code Section 10231(a)).</i> 	<ol style="list-style-type: none"> 1. Indirect overhead costs 2. Ceremonial expenses 3. Expenses for publicity 4. Bonus payments of any kind 5. Interest expenses 6. Damage judgments arising from the acquisition, construction, or equipping of a facility, whether determined by judicial process, arbitration, negotiation, or otherwise 7. Services, materials, or equipment obtained under any other state program 8. Real estate brokerage fees and/or expenses

Public Notification

Before an application for an agricultural conservation easement can be approved by the Department, the applicant must provide public notice to parties reasonably likely to be interested in the property, conservation, agricultural, and development organizations, adjacent property owners, and the general public. A notice provided in a newspaper of general circulation in the area serves as adequate public notification. Documented public notice made prior to local governmental meetings where resolutions of support are passed is also acceptable.

In addition, written notice shall be provided to adjacent landowners as indicated in the county tax rolls and to the appropriate local governmental jurisdiction(s) not less than 30 days before the expected date of the Resolution of Support (Public Resources Code Section 10254).

Applications should include:

- a copy of the letter sent to neighboring landowners,
- a list of those to whom the letter was sent, and
- a copy of public notification.

Local Government Resolution of Support

Every application for an easement grant must be accompanied by a resolution from the local government in which the proposed easement is located, certifying that the proposed easement meets the eligibility criteria set forth in Public Resources Code Section 10251, and that the easement proposal has been approved by the local governmental governing body. The resolution must substantially conform to the sample on page 2-11.

If the property lies within the Sphere of Influence of an incorporated city, *both the city and county must pass resolutions of support* (Public Resources Code Section 10251(c)).

The required resolution(s) must be provided before CFCP can make a final decision to award funding. **Please note** that notification to adjacent landowners must take **place at least 30 days prior** to the expected date of the resolution of support.



Relevant Portion of Local Government General Plan

Eligibility criteria require that the applicable city or county has a General Plan which demonstrates a long-term commitment to agricultural land conservation (see page 1-2). Applicants should include in the application documentation of the goals, objectives, policies and implementation measures of the General Plan which reflect commitment to long-term agricultural land conservation.



EASEMENT PROJECT SUMMARY

Project Title: _____

Landowner name(s)/Ownership structure: _____

Street Address of Property (or nearest cross streets): _____

Distance from nearest Sphere of Influence (include city name): _____

Total acres: _____ **# Prime:** _____ **# Irrigated:** _____ **# Non-irrigated:** _____

Water source(s): _____

Mineral rights separated from fee title property? Y N If yes: Owner: _____

Type of mineral separated: hydrocarbon aggregate/gravel other _____

Number of residential structures currently on the property (if any): _____

Approximate size (square footage of living area): _____

Number of additional residential homesites to be reserved in easement (if any): _____

Number of farm labor residential structures/units currently on property (if any):

Approximate size (square footage of living area): _____

Number of additional farm labor residential structures/units to be reserved in easement (if any): _____

Minimum parcel size (current zoning): _____

Number of existing legal parcels: _____

Would proposed easement prohibit further subdivision of existing legal parcels?

Y N undecided

Would proposed easement prohibit sale of existing legal parcels separately from other parcels in easement area? Y N undecided

Any special need to expedite? (explain)

BUDGET ITEMIZATION: EASEMENT GRANTS

(also available electronically at www.conservation.ca.gov/dlrp/cfcp)

	CFCP REQUEST (\$)	OTHER FUNDING (\$) (include any landowner donation)	TOTAL FUNDING (\$)
Direct Costs			
<i>Easement Acquisition</i>	_____	_____	_____
Subtotal Direct Costs:	_____	_____	_____
Costs Incidental to Easement Acquisition			
<i>Type: (e.g., survey, appraisal, easement documents, escrow, etc.)</i>			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Subtotal Incidental Costs:	_____	_____	_____
TOTALS	_____	_____	_____

Additional explanations:

(Please describe how matching requirement is met)

SAMPLE RESOLUTION

(also available electronically at www.conservation.ca.gov/dlrp/cfcp)

Resolution No. _____

RESOLUTION OF THE _____
(Governing Body, City Council/Board of Supervisors)

OF _____ APPROVING THE APPLICATION FOR
(City or County)

GRANT FUNDS CALIFORNIA DEPARTMENT OF CONSERVATION'S CALIFORNIA
FARMLAND CONSERVANCY PROGRAM FOR THE

_____.
(Title of Project)

WHEREAS, the Legislature has established the California Farmland Conservancy Program within the Department of Conservation, and through a grant program is providing assistance to conserve important agricultural land resources that are subject to conversion pressures; and

WHEREAS, the _____ intends to

(Brief Description of Project and Project Location)

for the purpose of conserving priority agricultural land resources; and

WHEREAS, the _____ approves the
(Governing Body, City Council/Board of Supervisors)

easement and certifies that the easement meets the eligibility criteria set forth in Public Resources Code Section 10251, to wit:

(a) The parcel proposed for conservation is expected to continue to be used for, and is large enough to sustain, commercial agricultural production. The land is also in an area that possesses the necessary market, infrastructure, and agricultural support services, and the surrounding parcel sizes and land uses will support long-term commercial agricultural production.

(b) _____ (city or county) has a general plan which demonstrates a long-term commitment to agricultural land conservation. This commitment is reflected in the goals, objectives, policies, and implementation measures

of the plan, as they relate to the area of _____ (county or city) where the easement acquisition is proposed.

(c) The grant proposal is consistent with the _____ (city or county) general plan, and the governing body of _____ (city or county), by resolution, approves the grant proposal.

(d) Without conservation, the land proposed for protection is likely to be converted to nonagricultural use in the foreseeable future.

NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF

THE _____ HEREBY:
(Name of Governing Body)

approves the filing of an application for funding from the California Farmland Conservancy Program.